

ORDINANCE NO. 20060302-050

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2410 EAST RIVERSIDE DRIVE (TRACT 30) FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO COMMUNITY COMMERCIAL (GR) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services (CS) district to community commercial (GR) district on the property described in Zoning Case No. C14-05-0112.02, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.4286 acre tract of land, more or less, out of the Santiago Del Valle Grant, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

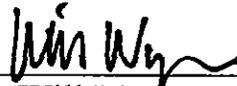
locally known as 2410 East Riverside Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on March 13, 2006.

PASSED AND APPROVED

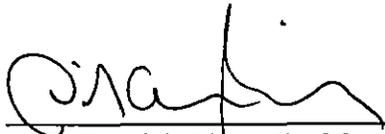
_____, March 2, 2006

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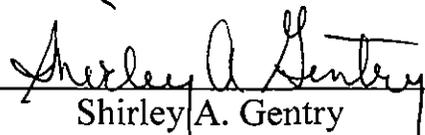
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT A

AUSTIN
RIVERSIDE SHOPPING CENTER
BUILDING "H"

AUGUST 11, 1986
JOB NO. AU 51
(METE23 - 10)

**DESCRIPTION OF A 0.4286 ACRE TRACT OF LAND
IN LOTS 1, 2 AND 6 IN THE SLOAN-BRYAN SUBDIVISION
TRAVIS COUNTY, TEXAS**

BEING a 0.4286 acre tract of land in the Santiago Del Valle Grant, Travis County, Texas being part of Lots 1, 2 and 6 as shown on the plat of the Sloan-Bryan Subdivision recorded in Plat Book 83, Page 91B of the Travis County Plat Records, said 0.4286 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron pipe found in the northeasterly right-of-way line of East Riverside Drive at the most southerly corner of Lot 1 as shown on the plat of Lake Shore Colony Subdivision No. 2 recorded in Plat Book 77, Page 94 of the Travis County Plat Records, and at the most westerly corner of Lot 1 of the said Sloan-Bryan Subdivision;

THENCE S 53° 32' 14" E, 115.59 feet to the most westerly corner and POINT OF BEGINNING of the herein described tract;

THENCE N 55° 41' 20" E, 135.00 feet to the most northerly corner of the herein described tract;

THENCE S 34° 18' 40" E, 130.00 feet to the most easterly corner of the herein described tract;

THENCE S 55° 41' 20" W, 155.00 feet to the most southerly corner of the herein described tract;

THENCE N 34° 18' 40" W, 45.10 feet to a point for corner;

THENCE N 55° 41' 20" E, 5.00 feet to a point for corner;

THENCE N 34° 18' 40" W, 9.90 feet to the point for curvature of a curve which bears to the right;

THENCE in a northerly direction along the arc of the said curve to the right having a radius of 5.00 feet and subtending a central angle of 90° 00' 00" a distance of 7.85 feet to the point of tangency;

THENCE N 55° 41' 20" E, 10.00 feet to a point for corner;

THENCE N 34° 18' 40" W, 70.00 feet to the POINT OF BEGINNING and containing 0.4286 acres of land.



L. S. Brown
L. S. BROWN, R.P.S. NO. 1865

